

RULES & REGULATIONS

As referenced in the section NUISANCE, RULES AND REGULATIONS--LESSEE further specifically agrees to abide by any rules and regulations promulgated by LESSOR concerning the use and occupancy of the lease premises and for the comfort and convenience of all LESSEES, said rules and regulations to be considered a part hereof as though written and in full including but not limited to:

CARPET LESSEE shall be responsible for keeping the carpets clean within their unit. If the carpets become soiled from their use, then a commercial carpet cleaning company that does not use brushes should be employed to clean carpets. Landlord must be notified about the date and time so that landlord can apply Scotchguard to carpeting while still wet.

CONCRETE PARKING SURFACE LESSEE agrees to not use any chemical such as salt to melt ice during the winter that will disintegrate the concrete surface. Products that are safe on concrete are permissible.

GARBAGE DISPOSAL Nothing shall be placed in the disposal that will ruin blades or damage appliance. Water is to be running while garbage disposal is in operation. Celery stalks should not be put in disposal.

DISHWASHER Dishes are to be scraped and rinsed before placing in dishwasher. No liquid soap is to be used--only powdered soap.

KITCHEN (a) Not to mar counter-top surface in any way with knives or any other sharp objects; (b) To use a cutting board for all cutting purposes; (c) Not to place anything hot on the counter-top; (d) Not to pour grease or food particles down kitchen drain; (e) If a garbage disposal is present only to place soft food particles down (no celery, corn cobs, etc.) (f) Not to place anything hot in the refrigerator.

FLOORING LESSEE shall be responsible for keeping carpet clean and Scotchguarded at least one time per year. Linoleum Floors. (a) Shall be cleaned with a mild liquid detergent such as Joy or Ivory dishwashing liquid and no wax shall be used on floor surfaces designed for no wax; (b) No object or action shall be inflicted upon the vinyl floor so as to cause scraping, tearing, burning, or otherwise deface its surface. (c) All tables, chairs stools that have metal legs or sharp edges shall have protected rubber on floor.

FURNACE FILTERS LESSEE shall be responsible for changing furnace filters in January, May, and September. Only if furnace is located in crawl space, will LESSOR be responsible. LESSOR to change furnace filters no less than twice (2) a year unless otherwise agreed.

GARDEN HOSES LESSEE shall be responsible for disconnecting garden hoses during freezing weather and keeping them stored out of sight, where applicable.

GRILLS Operation of grills shall be done so in a manner as to not damage the building. Grills should be a minimum of 6 feet away from the building and used only if no portion of the building structure is above them. Heat from the grill can warp, melt or buckle vinyl siding and mar the appearance of any other surface if operated too close to the surface.

HOUSEHOLD GARBAGE Shall be placed in an appropriate container outside the unit in an area designated for trash. Each resident shall be careful about litter caused by him or her on the premises.

PAINT (a) If LESSEE desires to do any painting in interior, then permission must be granted in writing from LESSOR. In no event shall receptacles, plugs, light switch plates, TV outlets, vent & register covers be painted.

PHONE NUMBER LESSEE shall provide Lessor with home and work phone numbers to be used in the event of an emergency or to make an appointment for repairs.

PERSONAL ITEMS OUTSIDE Care shall be taken to keep personal items (flower pots, lawn chairs, etc.) in a neat order. Toys must be put up immediately after use and not left for others to trip over.

TV CABLE If dwelling has been pre-wired for television, then existing TV outlets shall be used with no drilling in the floor allowed. If not pre-wired, then written permission must be granted before any drilling in the floor is permitted.

WATER BEDS Shall not be allowed on the premises unless separate approval in writing and consideration as to placement over floor joists.

WINDOWS LESSEE shall be responsible for cleaning windows at least one time per year.

WIRING LESSEE shall not allow any holes to be drilled in carpeting. Any wiring to be run for TV cable or telephone or other shall be agreed upon in writing prior to any installation.